

Know Your Rights:

**LA County
COVID-19 Eviction
Protections
&
Resources**



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

Housekeeping

Today's webinar is scheduled
to last

40 minutes

+ 20 for Q&A

- All participants will be automatically muted
- Please turn off your videos
- To ask questions or engage in discussion, please use the "Chat" box



Welcome

- Overview of Department of Consumer and Business Affairs (DCBA)
- DCBA's Rent Stabilization Program
- Los Angeles County Eviction Moratorium and Rent Freeze
- Resources for Tenants and Landlords

About DCBA



The **Department of Consumer and Business Affairs** serves consumers, businesses, and communities through education, advocacy, and complaint resolution. Our mission is to create a fair and vibrant marketplace for consumers and businesses through:

- Consumer Protection
- Small Claims and Mediation
- Office of Small Business
- Rent Stabilization
- Center for Financial Empowerment
- Wage Enforcement
- Office of Immigrant Affairs
- Foreclosure Prevention

Serving Los Angeles County Consumers and Businesses since 1976



Rent Stabilization Program

► We oversee the:

- Rent Stabilization Ordinance (RSO)
- Mobilehome Rent Stabilization Ordinance (MRSO)
- Rental Housing Oversight Commission (RHOC)
- Expanded Eviction Defense & Prevention Program
- LA County Eviction Moratorium

Rent Stabilization Ordinance (RSO), Chapter 8.52

- Limits annual rent increases. The current allowable limit is three percent (3%), effective from July 1, 2020 through June 30, 2021
- Protects tenants from evictions without “just cause”
- Requires relocation assistance for “no-fault” evictions
- Allows landlords to pass-through certain costs to tenants
- Requires landlords to register their units annually

Covered Units*:



Located in the unincorporated LA County



Dwellings with two or more units



Certificate of Occupancy (or equivalent permit) issued on or before February 1, 1995

**Some property types only receive partial coverage under the RSO*

Mobilehome Rent Stabilization Ordinance (MRSO), Chapter 8.57

- Limits annual rent increases. The current allowable limit is three percent (3%), effective from July 1, 2020 through June 30, 2021
- Allows park owners to pass-through certain costs to mobilehome owners
- Requires park owners to register their spaces annually
- Covered Spaces



Located in the unincorporated LA County



Rental Agreements that are 12 months or less



Constructed on or after January 1, 1990

Los Angeles County Eviction Moratorium



LA County Eviction Moratorium

What is it?

Countywide ban on evictions for tenants impacted by COVID-19

Who's covered?

- Residential tenants
- Certain commercial tenants
- Mobilehome space renters

The County's moratorium also protects tenancies whose local eviction moratoria do not address either residential or commercial evictions.

How long does it last?

The moratorium is effective March 4, 2020 to September 30, 2020, unless extended by the Board of Supervisors.

So... What does this mean?

Evictions Prohibited for:

- **Nonpayment of rent, late charges, or any other fees** if the Tenant can show an inability to pay rent and/or related charges due to COVID-19 related financial losses such as:
 - A presumed or confirmed diagnosis of COVID-19;
 - Layoff, loss of hours, loss of revenue, or other income reduction;
 - Compliance with a recommendation from the County's Health Officer to stay home, self-quarantine, or avoid congregation;
 - Extraordinary out-of-pocket medical expenses related to diagnosis and testing for and/or treatment; or,
 - Loss of childcare or school closure
 - The state of emergency regarding COVID-19
- COVID-19 related **violations** for temporarily housing unauthorized occupants or pets or causing a nuisance.
- A **No Fault** eviction reason, unless necessary for health or safety reasons.

RSO – “Just Cause” Evictions

At-Fault

- Nonpayment of Rent
- Violation of material breach of agreement
- Refusing reasonable access to landlord
- Creating nuisance or illegal activity

No-Fault

- Landlord wishes to demolish or remove the property from the rental market
- Owner move-in: Landlord or Landlord's family member
- Comply with government or court order

*Most rental units in the unincorporated area are subject to eviction protections (Including single-family homes and condos)

LA County Rent Increase Freeze

The moratorium also prohibits landlords from increasing rent or passing through any new costs or fees during the moratorium period.

- **NOTE: This freeze only applies to rent-stabilized units and mobilehome spaces**



What's Exempt?

- Commercial tenants who:
 - Are Multi-national
 - Publicly traded; or
 - Have more than 100 employees
- Any jurisdiction covered by its own moratorium, unless the tenancy type is not covered

Visit <https://dcba.lacounty.gov/noevictions/> to find a list of active moratoria in LA County

What if tenants find themselves unable to pay rent?

- ▶ Tenants must notify their landlord within **7 days** of rent being due that they are unable to pay due to COVID-19, unless extenuating circumstances exist
 - ▶ NOTE: Tenants are encouraged to pay partial rent if they are able to
- ▶ Residential tenants and commercial tenants may self-certify
- ▶ Commercial tenants with 10-100 employees must provide documentation of their hardship with their notice

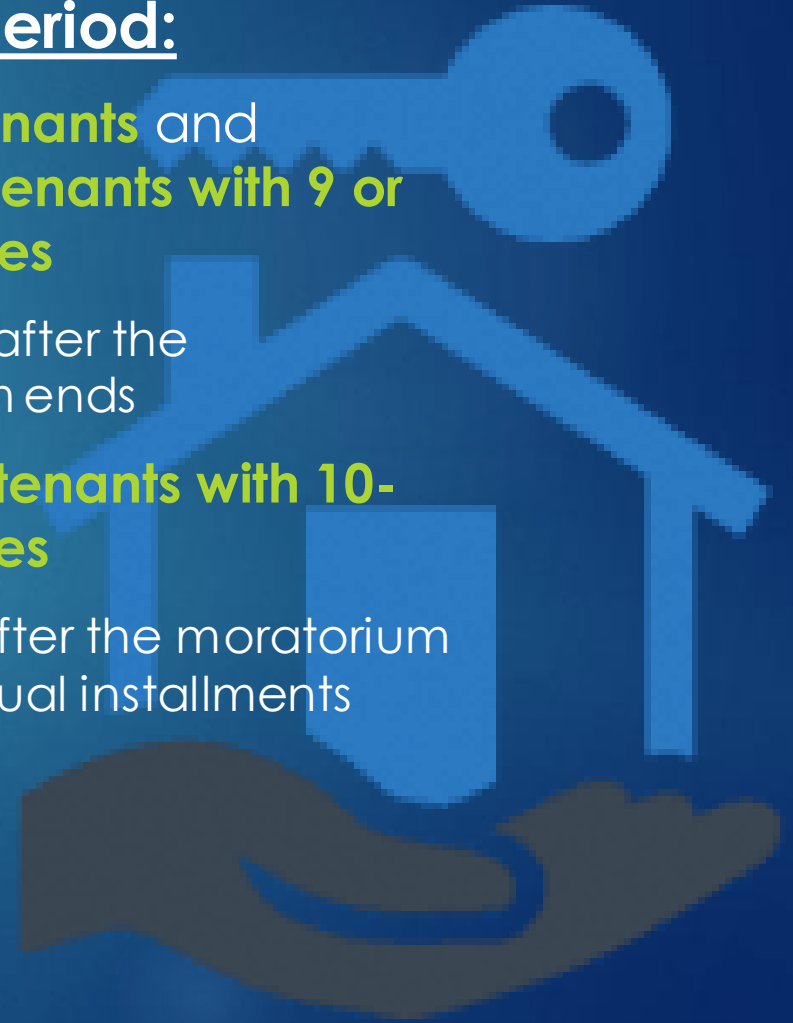
Visit dcba.lacounty.gov/noevictions for a self-certification template to notify your landlord

What Tenants Should Know

- **DO NOT** need to leave their unit unless they are served a Lockout Notice by the Sheriff
- May be covered under another moratorium
- **MUST** notify their landlord no later than **7 days** after rent is due if they cannot pay rent due to COVID-19
- Tenants **MUST** repay any past due rent after moratorium ends

Repayment period:

- **Residential tenants and commercial tenants with 9 or less employees**
 - 12 months after the moratorium ends
- **Commercial tenants with 10-100 employees**
 - 6 months after the moratorium ends, in equal installments



What Landlords Should Know

- **SHOULD NOT** evict tenants who are protected by the moratorium
- **CANNOT** harass or retaliate against tenants who assert their rights under the moratorium
- **MUST** accept a tenants' self-certification as notice of inability to pay rent due to COVID-19 (exception: commercial tenants 10-100 employees)
- **CANNOT** charge late fees or interest charges for unpaid rent during the moratorium period
- **MAY NOT** increase the rent during the moratorium period if the property is covered by the County's RSO or MRSO
- **MUST** allow tenants time to repay past due rent after the moratorium ends

DCBA encourages tenants and landlords to work together during this time



Judicial Council Ruling

Emergency Rule 1 8.13.2020

The Judicial Council voted to end Emergency Rule 1, which temporarily stopped unlawful detainer and judicial foreclosure cases from being heard. Beginning September 2, 2020, courts will resume processing Unlawful Detainer cases.

What do tenants need to know?

- Local eviction protections are still in place
- LA County's moratorium is still in effect until September 30, 2020, unless extended
 - Tenants not covered by the County should refer to their city
- The moratorium provides an affirmative defense, should tenants be faced with an Unlawful Detainer
- Tenants **don't** need to leave their rental unit, unless they have been served an official lockout notice by a Sheriff



Resources for Landlords & Tenants

COVID-19 Rent Relief Program

Application **NOW OPEN** through August 31, 2020, for income-eligible tenants in Los Angeles County who have been impacted by the COVID-19 pandemic.

- Tenants can qualify for up to \$10,000
- Payments will go directly to the Landlord

How to apply:

- Online: 211la.org/lacounty/rentrelief, or
- Phone: **Dialing 2-1-1**



Eviction Defense Program

Free services to eligible low-income tenants facing eviction:



Legal representation



Short-term rental assistance



Tenant education and workshops



Referrals to financial, legal and other resources

Landlords experiencing financial difficulty as a result of COVID-19, can call the **County's Disaster Help Center** at **833-238-4450** or email **disasterhelpcenter@lacounty.gov** and receive the following services:

- ▶ **Options Counseling**
 - ▶ Appropriate Referrals
- ▶ **Case Management**
- ▶ **Foreclosure Prevention**
 - ▶ Help for homeowners who own 15 or fewer units

Assistance for Landlords

Disaster Help Center

- Countywide effort
 - Launched **March 26, 2020**
 - Assisted **over 21,000** callers
- **Live call agents**



- M-F 8:30am-5:30pm
- Multi-language capacity
 - English
 - Spanish
 - Korean
 - Mandarin
 - Armenian



LA COUNTY

DISASTER HELP CENTER

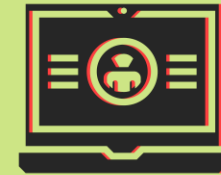
- ▶ County programs
- ▶ Access to capital
- ▶ Unemployment benefits
- ▶ Insurance claims
- ▶ Referrals to resources
- ▶ Health Orders



**Business
Support**



**Worker
Support**



**Resources
for Non-
profits**



**Essential
Businesses**



**Eviction
Moratorium**



**Access to
Capital**

Question? Contact Us.

Contact DCBA:

(833) 223-RENT (7368)

Email us at:
rent@dcba.lacounty.gov

Visit us online:
rent.lacounty.gov

